

**TEMPLETON AREA ADVISORY GROUP (TAAG)
420 Crocker Street Templeton CA 93465**

**NOTICE OF TAAG BOARD MEETING AND AGENDA
Thursday, September 19, 2024 - 6:30 PM**

The regular meeting of the Templeton Area Advisory Group (TAAG) will be held at the Templeton Community Service District Board Room located at 206 Fifth Street Templeton California 93465 (Entrance to the right of the Templeton fire station)

2024-2025 TAAG BOARD MEMBERS

Jennifer Jones, Delegate/Chair
Murray Powell, Delegate/Vice-Chair/Treasurer
Jerry Jones, Delegate
Scott Silveira, Delegate
David Leader, Delegate
Jason Tesarz, Delegate
Brad Goodman, Delegate
Edward Bik, First Alternate Delegate
Gary Lehrer, Second Alternate Delegate

TAAG RECORDING SECRETARY

Sonja Bolle

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. AGENCY REPORTS AND UPDATES

Written reports will be read at the meeting. In-Person Reports will be live.

- 4.1. Sheriff's Office
- 4.2. California Highway Patrol
- 4.3. Supervisorial District One John Peschong
- 4.4. Supervisorial District Five Debbie Arnold
- 4.5. County Planning Department
- 4.6. Templeton Community Services District
- 4.7. Templeton Unified School District

5. UPDATE ON THE STATUS OF PENDING TEMPLETON AREA LAND USE DEVELOPMENT PROJECT APPLICATIONS.

The SLO County Planning Department refers proposed land use development projects applications to TAAG for review and recommendations to be submitted to the County Board Supervisors, the Planning Commission and other County agencies and departments. The

following are the current pending projects under review by TAAG that are currently on County Planning Department “Information Holds” requiring additional information to be submitted by project applicants to County Planning. The TAAG Board will be conducting future publicly noticed reviews of these projects as additional information is made available. Details of the following projects can be found on the TAAG website link “ [Project Applications | Templeton Area Advisory Group \(taaginfo.org\)](https://www.taaginfo.org)”

- AU Energy Gas Station - Project No. N-DRC2024-00022. Proposed Gas Station located on Vineyard Drive and Highway 1010.
- Dirk Winters Templeton Hotel -Project No. N-DRC2024-00024. Propose 60 room hotel complex located on North Main Street Templeton.
- Carrol Mixed Use Commercial – Residential Project No. N-DRC2024-00033. Project is located on North Main Street Templeton.
- Grey Wolf Winery – Project No. N-DRC2022-00048. Project is located on Hiway 46 West.
- TVJ - MGE – Project No. N-SUB2024-00024. The project site is located at 4210 Ramada Drive, between Ramada Drive and the Union Pacific Railroad tracks, approximately 600 feet north of North Main Street, in the community of Templeton.

6. PUBLIC COMMENT

Members of the public who wish to speak on any topic not on the agenda that is within the purview of the TAAG may approach the podium on being recognized by the Chair. Please state your name (and representation, if any) for the meeting minutes, and limit your comments to three minutes. Per TAAG’s Bylaws, no action will be taken on items not on the agenda, though Board members may ask questions of the speaker. When speaking please announce your name and place of residence for our records. ****New Intention to Speak** cards located by the sign-in sheet.

7. CONSENT AGENDA

- 6.1 Approval of Minutes from August 15, 2024 TAAG Board meeting
- 6.2 Approval of Treasurer’s September 19, 2024 Report

8. NEW BUSINESS

8.1 PRESENTATION BY SCOTT CLARE OF CONCERNS REGARDING ROAD CONDITIONS OF TEMPLETON’S EDDY STREET NARROW RESTRICTED ROADWAY IMPACTING THE SAFETY OF EDDY STREET RESIDENTS.

8.2 SLOCOG AGENCY FORUM SCHEDULED FOR OCTOBER 2, 2024 SLO REGIONAL SAFE STREET & ROAD SAFETY FORUM

TAAG has been invited to attend a SLO County SLOCOG Agency Forum. The purpose of this **San Luis Obispo Regional Street and Road Safety Forum** is to bring together local, regional, state, and federal safety partners to discuss regional transportation safety. **This event is not open to the general public.** The purpose of this TAAG Board agenda item is to gather public comments and opinions regarding Templeton area traffic issues that TAAG may present at this County Forum. Information regarding this event can be found on the County SLOCOG website link [Safe Streets Forum \(google.com\)](https://www.slocog.org)

At this year's Forum, in addition to a panel of subject area experts, materials from the 2025 Regional Road Safety Action plan will also be presented. We are encouraging Templeton area community members to respond in this SLOCOG website's [safety survey](#) and [feedback map](#). Attached is a current map link showing the current status of feedback from your community region. Two TAAG Traffic Committee members will attend this October 2, 2024 Forum meeting. TAAG would appreciate community input on what your road and traffic concerns are in Templeton area. Letters and public comment are welcome to be submitted at this week's TAAG Board meeting or submitted to the TAAG email: Templetonaag@gmail.com

8.3 TAAG BOARD DISCUSSION TO CONSIDER A REQUEST BE SUBMITTED SLO COUNTY PUBLIC WORKS AND SLOCOG TO CONDUCT CURRENT TEMPLETON AREA TRAFFIC STUDIES

TAAG to consider requesting that SLO County conduct updated traffic impact studies regarding current traffic and safety issues impacting Templeton's North Main Street - Highway 101- Theatre Drive – Ramada Drive interchange area and the Vineyard Drive Corridor. This study should consider the negative traffic and safety impacts of existing proposed, in progress and completed development projects such as such as the in progress Paso Robles Highway 46 West major commercial development and proposed and approved commercial projects located on Templeton's North Main Street, Ramada Drive and Theater Drive Commercial – Industrial zoned areas.

9. OLD BUSINESS

9.1 TAAG review and approval of recommendations to be submitted to the SLO County Board of Supervisors regarding the proposed Mittry Housing project land use application. This proposed project is to be located at 301 North Main Street Templeton. County Planning Project Number N-SUB-2023-00013.

This proposed project 10.2 acre site is located at 301 North Main Street Templeton and fronts the west side of North Main Street. APN 040-201-033. The site's rear west property line is within 60 feet at its nearest point to Highway 101. The project is located adjacent to the Templeton County Sheriff's facility that is currently undergoing expansion and construction of a new County Emergency Communication Facility. This proposed project requests to subdivide into 22 housing lots consisting of 22 single family units on approximately 5.0 acres of the property site with the remaining 5 acres dedicated as open space. According to Calif State codes the construction of a (1) Detached Accessory Dwelling Unit (ADU) and a (1) Junior Accessory Dwelling Unit (JADU) are permitted on each of the project's 22 housing lots.

This project was reviewed by the SLO County Planning Commission on June 27, 2024. Due to the proposed request to reclassify the project site's current Commercial Retail zoning designation to Single Family Residential, the Planning Commission acted in an advisory role only to the Board of Supervisors who have sole authority to revise such zoning designation changes. TAAG submitted several detailed recommendations to the Planning Commission recommending denial of this project. The Planning Commission voted 3 -1 to recommend approval of this project to the Board of Supervisors who are scheduled to consider this zoning change and approval of the housing project's Land Use Permit application on September 24, 2024. TAAG will consider and approve any possible revisions to its June Planning

Commission recommendations during this TAAG Board meeting and submit final project recommendations to each Supervisor for consideration during the County Supervisors' scheduled September 24, 2024 land use permit approval hearing.

10. ANNOUNCEMENTS FROM TAAG COMMITTEES

- 10.1 Project Review Committee
- 10.2 Cannabis Project Review Committee
- 10.3 Community Outreach and Public Relations Committee
- 10.4 Traffic Circulation Committee
- 10.5 Bylaws Special Committee
- 10.6 Water/Toad Creek Committee
- 10.7 Elections Committee

11. ANNOUNCEMENTS FROM DELEGATES (on items not on the agenda)

12. ADJOURNMENT

APPLICATION PRESENTATIONS

1. Chairperson will call the agenda item.
2. The project applicant or agent will present the application.
3. The Project Review Committee will present its report.
4. Chairperson will open the floor to Delegates' questions of the applicant or agent.
5. Chairperson will open the floor for public comment. Please direct public comments to the Chairperson, not to the applicant.
6. Applicant or agent addresses public comments by responding directly to the Chairperson.
7. Public comment portion of the proceedings on this item will be closed, and no further testimony will be taken.
8. The TAAG Delegates will discuss the application and, considering all public comments, will consider making recommendations.

GUIDELINES FOR PRESENTING PUBLIC ORAL COMMENTS

It is important that all participants conduct themselves with courtesy, dignity, civility, and respect for all parties involved. If you wish to present oral comments, please observe the following guidelines:

1. Identify yourself by your full name (and representation, if any) for our minutes, and speak from the rostrum so other attendees will have the opportunity to listen to the comments. (We have added "intention to Speak" forms so that we can include the names of speakers in the minutes and move through large groups more effeciently.)
2. Address your comments to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
3. Oral comments should be brief and to the point. Your comments should be about issues, and not about any individuals involved.
4. Public oral comment is limited to three minutes per individual unless the Chair permits otherwise.
5. Please -- no audience reaction (applause or otherwise) during or after comments.
6. Written comments (letter, e-mail, etc.) are acceptable, but should be distributed to TAAG members at least three days before the meeting.

7. Once the public comment portion of the meeting is closed, there will be no further public oral comments unless requested of and permitted by the Chair.